



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext. 1154 • FAX: (508) 839-4602
www.grafton-ma.gov

**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

**2021/749
COMPREHENSIVE PERMIT PURSUANT TO G.L.c.40B**

PROVIDENCE ROAD LLC, of 195 Providence Road, Grafton, MA 01519, is requesting that the Zoning Board of Appeals grants a NPC (Notice of Project Change), to waive the requirement for a bus shelter, as a minor project change. The bus stop shelter is a requirement in Section D.11. of the Comprehensive Permit issued March 29, 2010.

Decision of the Board of Appeals on the petition:

The Zoning Board of Appeals determines the requested NPC, to waive the requirement for a bus stop shelter as an insubstantial change.

At their duly held meeting on Wednesday, April 14, 2021 the Zoning Board of Appeals to the following:

The following motion was made by Mr. Yeomans and 2nd by Ms. Desrosiers that the requested NPC, to waive the bus stop shelter requirement is an insubstantial change.

On a roll-call vote:

Chairman:	Yes	Member 1:	Yes	Alternate Member:	
Vice Chairman:	Yes	Member 2:	Yes		present
Clerk:	Yes	Alternate Member 1:	absent		

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. C. 40A.

William McCusker, Chairman

Marianne Desrosiers, Vice Chairman

Kay Reed, Clerk

William Yeomans, Member

Brian Waller, Member

RECEIVED TOWN CLERK
GRAFTON, MA
2021 MAY -6 PM 1:14

GRAZ Engineering, L.L.C.

323 West Lake Road • Fitzwilliam, NH 03447 • Telephone (603) 585-6959 • Fax (603) 585-6960

April 9, 2021

Grafton Zoning Board of Appeals
30 Providence Road
Grafton, MA 01519

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APR 09 2021

Zoning Board of Appeals

**Subject: Request for Minor Project Change
Providence Road Commons**

Dear Board Members:

In accordance with the Comprehensive Permit under Chapter 40B approved by the Zoning Board of Appeals (ZBA) on March 15, 2010 and on behalf of Providence Road Commons, LLC (Applicant, PRC), GRAZ Engineering, LLC (GRAZ) requests the Zoning Board of Appeals consider the Applicant's request to waive the requirement for a bus shelter as a minor project change to the Providence Road Commons project.

Due to the facts that Mass Highways would not allow the installation of the shelter in front of the project along any portion of State Route 122 (Providence Road) and that the Grafton Public Schools has indicated that their buses will not enter the private drive known as Luka Drive as part of their normal bus routes (see attached letter), PRC requests that the bus shelter be waived as a requirement from the project as set forth in the Comprehensive Permit, Section D.11 and as depicted on the sheet 3 of 12 of the approved plans (see attached copy). In addition, we have attached a copy of the letter from the Providence Road Commons Home Owners Association (PRC HOA) indicating that they approve the Applicant's request to waive the installation of the bus shelter.

GRAZ notes that as depicted on the approved plans there are two locations where a bus can "turn-out" off of the traveled way of Luka Drive. In particular, the first location is near the beginning of the northerly entrance of Luka Drive at the mail delivery box location while the second location is at the top of the "horseshoe" of Luka Drive. Therefore in the future, should buses begin to traverse through the project there are two suitable locations for the bus to move into a "waiting" area that will be out of the traffic lanes of Luka Drive.

Again, we have attached copies of the letters from the Grafton Public Schools and the PRC HOA and of a "marked up" copy of sheet 3 of 12 of the approved project plans for your reference in regards to this request.

Again, we trust that this information will assist you in reviewing and approving this request to waive the bus shelter as a minor change for the Providence Road Commons project.

Please contact me as soon as possible should you have any further questions or require additional information.

Respectfully yours,
GRAZ Engineering, L.L.C.



Brian MacEwen, P.L.S., B.S.C.E.
Project Manager



Paul Grasewicz, P.E., L.L.S.

BCM/PFG/bcm

cc: Peter Mahoney, PRC
Rick Lukasevich, PRC
Paul Grasewicz, GRAZ Engineering, LLC



Grafton Public Schools

30 Providence Road
Grafton, Massachusetts 01519-1178
Phone: 508-839-5421 - Fax: 508-839-7618

Hello Peter,

In response to your inquiry, I would like to inform you that Luka Drive would most likely not be eligible for a bus stop. One consideration is that Luka Drive is a private road and if Luka Drive would normally meet the criteria for a bus stop, there would be additional criteria because of it being a private drive. But in the case of Luka Drive, I don't think it would pass our normal process of deciding to add bus stops anyway. We have a specific amount of time to transport all students to each school and we aren't able to accommodate having the buses go into every development. Larger developments that have a lot of students are typically given stops but we usually do not have time to add stops in smaller developments. Based on my review of Luka Drive, I don't think we would add a stop inside that development. The stop would remain on the corner of Luka Drive and Providence Rd.

Thank you,

Daniel Gale
Director of Finance

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Zoning Board of Appeals

September 8, 2020

Grafton Zoning Board of Appeals
30 Providence Road
Grafton, MA 01519

Grafton Zoning Board of Appeals,

The PRC HOA is in agreement with the Providence Road Commons, LLC (Applicant) request that the bus shelter as set forth in the Comprehensive Permit, Section D.11, dated July 7, 2010 and as depicted on the sheet 3 of 12 of the approved plans be waived as a requirement for the completion of the project and there by fulfills Providence Road Commons, LLC obligations to the site.

Please feel free to contact me at 508-320-3534 if necessary.

Sincerely,

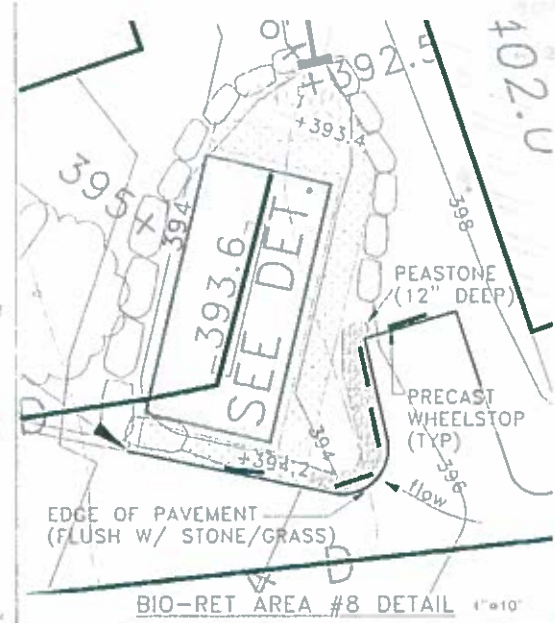
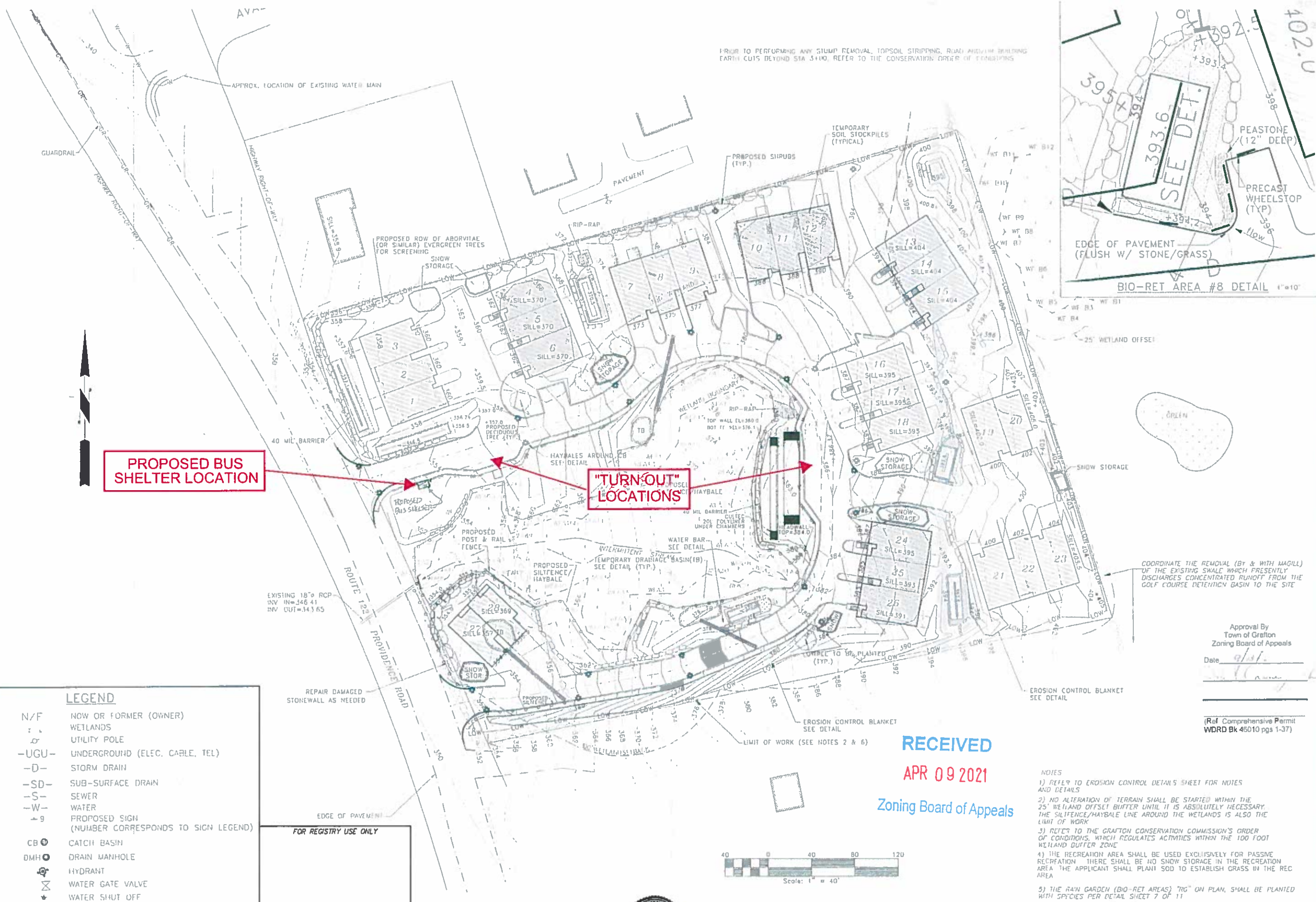


Michael Biron
Providence Road Commons
HomeOwners Association

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Zoning Board of Appeals



PROPOSED BUS SHELTER LOCATION

"TURN-OUT" LOCATIONS

- LEGEND**
- N/F NOW OR FORMER (OWNER)
 - WETLANDS
 - UTILITY POLE
 - UGU- UNDERGROUND (ELEC. CABLE, TEL)
 - D- STORM DRAIN
 - SD- SUB-SURFACE DRAIN
 - S- SEWER
 - W- WATER
 - 9- PROPOSED SIGN (NUMBER CORRESPONDS TO SIGN LEGEND)
 - CB CATCH BASIN
 - DMH DRAIN MANHOLE
 - HYDRANT
 - WATER GATE VALVE
 - WATER SHUT OFF
 - EXISTING STONE WALL
 - LOW- LIMIT OF WORK
 - GR- WOODEN POST & BEAM GUARDRAIL

FOR REGISTRY USE ONLY

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

THESE CERTIFICATIONS ARE INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



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- NOTES**
- 1) REFER TO EROSION CONTROL DETAILS SHEET FOR NOTES AND DETAILS
 - 2) NO ALTERATION OF TERRAIN SHALL BE STARTED WITHIN THE 25' WETLAND OFFSET BUFFER UNTIL IT IS ABSOLUTELY NECESSARY. THE SILTFENCE/HAYBALE LINE AROUND THE WETLANDS IS ALSO THE LIMIT OF WORK
 - 3) REFER TO THE GRAFTON CONSERVATION COMMISSION'S ORDER OF CONDITIONS, WHICH REGULATES ACTIVITIES WITHIN THE 100 FOOT WETLAND BUFFER ZONE
 - 4) THE RECREATION AREA SHALL BE USED EXCLUSIVELY FOR PASSIVE RECREATION. THERE SHALL BE NO SNOW STORAGE IN THE RECREATION AREA. THE APPLICANT SHALL PLANT SOD TO ESTABLISH GRASS IN THE REC AREA
 - 5) THE RAIN GARDEN (BIO-RET AREAS) "RG" ON PLAN, SHALL BE PLANTED WITH SPECIES PER DETAIL SHEET 7 OF 11
 - 6) THE LIMIT OF WORK LINE SHALL DELINEATED WITH ORANGE PLASTIC FENCING, EXCEPT AT AREAS OF POSSIBLE EROSION, WHERE SILT-FENCING SHALL BE USED
 - 7) THE PROPOSED WOODEN POST & BEAM GUARD-RAIL SHALL BE REVIEWED AND APPROVED PRIOR TO INSTALLATION (TO PRECLUDE UTILITY DAMAGE) LOCATION & DEPTHS PRIOR TO INSTALLATION (TO PRECLUDE UTILITY DAMAGE)
- 8/23/12: ADDED ON-SITE BUS SHELTER PER ZOA.
8/11/12: REV FIC 213A SKYLING
4/23/12: REMOVED BUS SHELTER PER MASS DOT

Approval By
Town of Grafton
Zoning Board of Appeals
Date 9/3/12

(Ref Comprehensive Permit
WDRD Bk 45010 pgs 1-37)

GRAZ Engineering, LLC
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AUG 20 2011 323 WEST LAKE ROAD
DUNSTABLE, MA 01946
TEL: (508) 585-6359 FAX: (508) 585-6360

PROVIDENCE ROAD COMMONS, 195 PROVIDENCE ROAD
40B SITE PLAN- EROSION CONTROL & GRADING PLAN
PREPARED FOR: PROVIDENCE ROAD COMMONS, LLC
43 CORTLAND WAY, GRAFTON, MASSACHUSETTS

Scale: AS NOTED
Drawn by: PFG
Date: OCTOBER 22, 2010
APRIL 23, 2012
JANUARY 10, 2012
MARCH 20, 2012

DRAWING SET
SHEET 3 OF 12